



**CITY PLAN COMMISSION MEETING
10TH FLOOR, LARGE CONFERENCE ROOM
AUGUST 9, 2012
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:35 p.m. Chairman Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Wright
Chairman Nance
Commissioner Brandrup
Commissioner Schauer
Commissioner Borden (left meeting at 3:00 p.m., prior to Item 18)
Commissioner Amoriello
Commissioner Landeros

COMMISSIONER ABSENT:

Commissioner Carreto

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PROMOTIONS ANNOUNCEMENT

Mr. Mathew McElroy, Director, City Development Department, announced the following promotions:

1. Mr. Carlos Gallinar, Deputy Director for Planning
 2. Mr. David Coronado, City Development Program Manager; and
 3. Mr. Philip Etiwe, Director-One Stop Shop
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AGENDA

Commissioner Brandrup read the rules into the record. Mr. David Coronado, Development Program Manager, read the following revisions to the agenda into the record.

CHANGES TO THE AGENDA

1. Items 3 and 6 to be discussed simultaneously;
2. Item 4 – delete; and
3. Item 20 – delete

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Borden, and **UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS AMENDED.**

AYES: Chairman Nance and Commissioners Borden, De La Cruz, Amoriello, Wright, Schauer, Landeros, and Brandrup

ABSENT: Commissioner Carreto

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

II. CONSENT AGENDA

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Extension Request To Submit Recording Maps:

1. **SUSU12-00072:** Desert Springs One – Being a portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10E, Nellie D. Mundy Survey No. 239, and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas
- Location: North of Transmountain and East of I-10
- Property Owner: RPW Development, DVEP Land, EP Transmountain Residential
- Representative: CEA Group
- District: 1
- Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00072.**

Motion passed.

Minor – Approval of Escrow Deposit with the City for the following subdivision in accordance with 19.15.030.B of the Subdivision Code:

2. **SUSU12-00006:** South Americas Estates – Being Tract 8A, Block 50, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: North of Americas and West of Socorro Road
- Property Owner: ARE-Paso
- Representative: Conde, Inc.
- District: 6

Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00006.**

Motion passed.

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***ACTION:** Motion made by Commissioner Lander, seconded by Commissioner Borden, and unanimously carried to **DISCUSS PZRZ12-00015 AND PZST12-00006 SIMULTANEOUSLY.**

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

3. **PZRZ12-00015:** Lot 10, and the north half of Lot 9, Block 11, Mundy Heights Addition, City of El Paso, El Paso County, Texas
Location: 1316 Missouri Avenue
Zoning: C-2/H (Commercial/Historic)
Request: From C-2/H (Commercial/Historic) to R-4/H (Residential/Historic)
Existing Use: Vacant
Proposed Use: Duplex
Property Owner: Maria L. Yee & Robert Concha
Representative: Gerardo Quinones
District: 8
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Mr. Michael McElroy gave a presentation and added Staff received one letter in support of the Rezoning request and one letter in opposition to the Special Permit request from the Sunset Heights Neighborhood Association. The Neighborhood Association was in support of the Rezoning request; however, they were opposed to the Special Permit request.

Ms. Maria L. Yee, property owner, concurred with all Staff comments.

Chairman Nance asked if there was a representative from the Sunset Heights Neighborhood Association present at the meeting. There was no one.

Chairman Nance asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the request. There was no response.

ACTION: Motion made by Commissioner Landeros **TO APPROVE PZRZ12-00015 AND PZST12-00006.**

ACTION RESTATED: Motion made by Commissioner Landeros, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE THE REZONING, SPECIAL PERMIT, AND DETAILED SITE DEVELOPMENT PLAN.**

Motion passed.

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4. **PZRZ12-00016:** Lot 1, Block 28, Terrace Hills Addition Unit Four, City of El Paso, El Paso County, Texas
Location: 10100 Shenandoah Street
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to S-D (Special Development)
Existing Use: Vacant
Proposed Use: Retail & Apartment Complex
Property Owner: Cavallion Developers
Representative: Jose Uresti
District: 4
Staff Contact: Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landers, seconded by Commissioner Borden, and **UNANIMOUSLY CARRIED TO DELETE PZRZ12-00016.**

Motion passed.

5. **PZRZ12-00017:** Portion of Tract 39-A, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
Location: East of George Dieter Drive and West of Zaragoza Road
Zoning: A-O/sc (Apartment-Office/special contract)
Request: From A-O/sc (Apartment-Office/special contract) to C-1/sc (Commercial/special contract)
Existing Use: Vacant
Proposed Use: Retail & Multi-Family Housing
Property Owner: Gabter, LP
Representative: Conde, Inc.
District: 5
Staff Contact: Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

Mr. Conrad Conde, Conde, Inc., representing the applicant, concurred with all Staff comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor of or in opposition to the request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Landeros and **UNANIMOUSLY CARRIED TO APPROVE PZRZ12-00017 AND THAT A DETAILED SITE DEVELOPMENT PLAN BE APPROVED PER CITY CODE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.**

Motion passed.

***ACTION:** Motion made by Commissioner Lander, seconded by Commissioner Borden, and unanimously carried to **DISCUSS PZRZ12-00015 AND PZST12-00006 SIMULTANEOUSLY.**

Motion passed.

PUBLIC HEARING Special Permit and Detailed Site Development Plan Review:

6. **PZST12-00006:** Lot 10, and the north half of Lot 9, Block 11, Mundy Heights Addition, City of El Paso, El Paso County, Texas
- Location: 1316 Missouri Avenue
- Zoning: C-2/H (Commercial/Historic)
- Request: Infill development/Reduction in lot width, lot area, and cumulative setback/100% parking reduction
- Existing Use: Vacant
- Proposed Use: Duplex
- Property Owners: Maria L. Yee & Robert Concha
- Representative: Gerardo Quinones
- District: 8
- Staff Contact: Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

Ms. Maria L. Yee, property owner, concurred with all Staff comments.

Chairman Nance asked if there was a representative from the Sunset Heights Neighborhood Association present at the meeting. There was no one.

Chairman Nance asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the request. There was no response.

ACTION: Motion made by Commissioner Landeros **TO APPROVE PZRZ12-00015 AND PZST12-00006.**

ACTION RESTATED: Motion made by Commissioner Landeros, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE THE REZONING, SPECIAL PERMIT, AND DETAILED SITE DEVELOPMENT PLAN.**

Motion passed.

7. **PZST12-00007:** Tracts 24-A-1, 25A, 25-C and a portion of Tracts 24-A and 29-A, Section 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: 8700 Dyer
- Zoning: R-4 (Residential) and A-M/sc (Apartment/Mobile Home Park/special contract)
- Request: Special Permit to allow a cemetery and mausoleum in an R-4 (Residential) and A-M (Apartment/Mobile Home Park) District; and to release all zoning conditions imposed per Ordinance No. 3892, contract dated February 12, 1968
- Existing Use: Cemetery, mausoleum and vacant
- Proposed Use: Cemetery, expansion and mausoleum
- Property Owner: SCI Texas Funeral Services, Inc., d/b/a Restlawn Memorial Park
- Representative: Conde, Inc.
- District: 2
- Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Ms. Esther Guerrero gave a presentation and noted that she received several phone calls inquiring about and/or opposing the Special Permit request and the rock wall between the non-residential and residential use districts. Ms. Guerrero explained that the property owner will have

to maintain a six (6) or eight (8) foot rock wall and erect the same or similar masonry where there is none.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request. The following persons spoke.

- Mr. Don Luciano, owns commercial property on Dyer Street and Alps Drive, asked Staff where the mausoleum will be located. Mr. Luciano noted he is not opposed to the four foot rock wall. Mr. Luciano explained Mr. Anderson, the original property owner, never platted the property.
- Mr. George Velasquez, 18 year resident, suggested changing the name of the area abutting the cemetery from "The Devil's Triangle" to "The Angel's Triangle". He explained his neighborhood has not had any problems or concerns. Mr. Velasquez stated he was in favor of the Special Permit request regarding the cemetery and mausoleum and stated, per the letter he received from Planning Staff, the mausoleum faces Alps Drive.
- Ms. Margarita Velez, Blue Ridge Circle resident, stated an eight foot wall would impede her view of the beautiful mountains. She was opposed to any apartments and/or mobile home parks and noted the school across the street could not accommodate the additional three students per apartment. Ms. Velez noted she has a three foot high rock wall with four feet of wood fencing on top. She strongly opposes any chain link fencing and any fencing over six feet high.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Borden and **UNANIMOUSLY CARRIED TO APPROVE THE REQUEST RELEASING ALL ZONING CONDITIONS, A SIX FOOT ROCK WALL, AND APPROVING THE DETAILED SITE DEVELOPMENT PLAN.**

Motion passed.

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| 8. | PZST12-00009: | Lots 15 and 16, Block 278, Pierce Finley Addition, City of El Paso, El Paso County, Texas |
| | Location: | 1028 Rio Grande Avenue |
| | Zoning: | A-2 (Apartment) |
| | Request: | Special Permit for Infill Development to allow rear and side yard setback reductions; to allow a professional office in an A-2 (Apartment) District; and to allow a 50% parking reduction |
| | Existing Use: | Single-family structure |
| | Proposed Use: | Professional Office |
| | Property Owners: | Orlando & Dora Mondragon |
| | Representative: | Emmanuel R. Moreno |
| | District: | 8 |
| | Staff Contact: | Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov |

Mr. Emmanuel Moreno, representing the applicant, concurred with all Staff comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor of or in opposition to the request. There was none.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner De La Cruz and unanimously carried to **APPROVE PZST12-00009 WITH THE DETAILED SITE DEVELOPMENT PLAN.**

Motion passed.

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PUBLIC HEARING Zoning Condition Release Amendment Application:

9. **PZCR12-00005:** Lot 254, Block 17, Coronado Hills, Section No. 1, City of El Paso, El Paso County, Texas
- Location: 5940 Cadiz Street
- Zoning: A-O/sc (Apartment-Office/special contract)
- Request: Release all conditions imposed per Ordinance No. 8343
- Existing Use: Single-family structure
- Proposed Use: Professional Office (Insurance Agency)
- Property Owner: Anthony Rallis
- Representative: Sandra Hering
- District: 8
- Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Chairman Nance called for the applicant to approach the podium.

The applicant was not present; however, Ms. Guerrero stated the applicant was aware that the application was postponed from the previous City Plan Commission agenda.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor of or in opposition to the request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Brandrup and **UNANIMOUSLY CARRIED TO POSTPONE PZCR12-00005 FOR TWO WEEKS.**

Motion passed.

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Chairman Nance requested that Mr. Gallinar ensure all applicants are present at City Plan Commission meetings.

10. **PZCR12-00007:** Portion of Lot 1, Block 5, Mesa Hills Plaza, City of El Paso, El Paso County, Texas
- Location: 5420 Hurd Place
- Zoning: C-4/sc (Commercial/special contract) and C-1/sc (Commercial/special contract)
- Request: Release all conditions imposed per Ordinance No. 7871 and Ordinance No. 9264
- Existing Use: Vacant
- Proposed Use: Self-storage warehouses
- Property Owners: Avico Family, L.P.
- Representative: Roe Engineering, L.C.
- District: 8
- Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Bradley Roe with Roe Engineering, representing the applicant, concurred with staff's comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request.

Mr. Eugenio Mesta, architect representing the adjacent property owner, stated his client has no objection with the proposed request. However, Mr. Mesta suggested installing an eight (8) foot rock wall between the proposed planned warehouses and the High School and explained the height of the rock wall depends on the slope and grading.

Mr. Roe was not opposed to constructing a six (6) foot rock wall; however, he did object to installing an eight (8) foot rock wall.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE PZCR12-00007 WITH A SIX (6) FOOT HIGH ROCK WALL.**

Motion passed.

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

PUBLIC HEARING Major Preliminary:

11. **SUSU12-00071:** Ventanas Subdivision Unit Six – Being a portion of Section 46, Block 79, Township 2, Texas & Pacific Railroad Survey, City of El Paso, El Paso County, Texas
- Location: North of Ventana Ave and West of Rich Beem Blvd.
Property Owner: GFA, LLC
Representative: CEA Group
District: 6
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Jorge Grajeda, with CEA Group, representing the applicant. concurred with staff's comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00071 WITH MODIFICATIONS AND CONDITIONS.**

Motion passed.

12. **SUSU12-00075:** Mesquite Hills Unit 7 – Being Portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
- Location: East of US-54 and north of Angora Loop Street
Property Owner: Newman Ranch Partners, L.P.
Representative: Conde, Inc.
District: 4
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Ms. Angelica Bryant, Sun Metro, explained the Sun Metro Department had previously requested the applicant install a pull and bay at this location; however, Sun Metro now requests the applicant install a 40 foot long bus landing to provide accessibility for pedestrian access to transit. Ms. Bryant has met with the developer and the developer is in agreement with this modification.

Mr. Conrad Conde, Conde, Inc., representing the applicant, concurred with staff's comments.

Commissioner Borden asked Mr. Conde if the City requirements for park ponding are continuing to create obstacles towards the eventual realization of park ponds.

Commissioner Brandrup remarked that this is a reality that needs to be addressed.

Chairman Nance explained that Commissioners have discussed this repeatedly with the Engineering Department and the Engineering Department was to provide the Commissioners an update regarding the progress of this issue. Chairman Nance requested that Mr. Gallinar ask the Engineering Department to update Commissioners on the modifications to be made to the park ponds so that they are more in feasibility of being able for the developer to use them.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00075 AND TO INCLUDE THE BUS AND REGULAR MODIFICATIONS.**

Motion passed.

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PUBLIC HEARING Major Combination:

13. **SUSU12-00051:** Garden Valley – Tract 9D, Block 5, Upper Valley, City of El Paso, El Paso County, Texas
 Location: West of Doniphan Drive and North of Lindbergh Drive
 Property Owner: Edgar Gonzalez & Lizbeth Holguin
 Representative: Quantum Engineering Company
 District: 1
 Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bobby Gonzalez, Quantum Engineering, concurred with staff's comments

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00051.**

Motion passed.

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14. **SUSU12-00077:** Desert Springs Unit Three – A portion of Tracts 10A and Tract 10E, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas
 Location: East of I-10 and North of Transmountain Road
 Property Owner: DVEP Land LLC & RPW Development
 Representative: CEA Group
 District: 1
 Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Justin Bass gave a presentation and noted Planning Staff did not receive any adverse

Ms. Angelica Bryant, Sun Metro, explained the Sun Metro Department had previously requested the applicant install a pull and bay; however, Sun Metro now requests the applicant install a 40 foot long bus landing to provide accessibility for pedestrian access to transit. Ms. Bryant has met with the developer and the developer is in agreement with this modification.

Mr. Jorge Grajeda, CEA Group, concurred with all Staff comments, to include the 40 foot long bus landing modification.

Commissioner Borden and Mr. Grajeda discussed the letter from the CEA Group to the City Engineer regarding a modification design request for the construction of channel improvements within Flow Path 40.

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was none.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Landeros, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00077 WITH THE MODIFICATION, THE AMENDMENT CONCERNING PARK FEES, AND THE BUS.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

15. **SUSU12-00070:** Country Club Place Replat A – Being the East 17 Feet of Tract 34 and All of Tract 35, County Club Place, City of El Paso, El Paso County, Texas
- Location: South of Woodland Avenue and west of Vista del Monte Road
- Property Owner: Kirk Jelinek & Sydney Jelinek
- Representative: CAD Consulting
- District: 8
- Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Mr. Enrique Ana, CAD Consulting, concurred with all staff's comments.

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00070.**

Motion passed.

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At this time, Mr. Gallinar explained the applicant for item 9 was present. He asked if Commissioners wanted to hear the request at this time or wait till the end of the Regular agenda.

Chairman Nance responded Commissioners have already heard the presentation and suggested Commissioners reopen the agenda item.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO REOPEN ITEM 9.**

PUBLIC HEARING Zoning Condition Release Amendment Application:

9. **PZCR12-00005:** Lot 254, Block 17, Coronado Hills, Section No. 1, City of El Paso, El Paso County, Texas
- Location: 5940 Cadiz Street
- Zoning: A-O/sc (Apartment-Office/special contract)
- Request: Release all conditions imposed per Ordinance No. 8343
- Existing Use: Single-family structure

Proposed Use: Professional Office (Insurance Agency)
Property Owner: Anthony Rallis
Representative: Sandra Hering
District: 8
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Chairman Nance asked Staff if the applicant was aware of the changes in the application.

Ms. Sandra Herring, representing the property owner, concurred with staff's comments.

Commissioners and staff discussed whether or not the agenda item could move forward due to the previous motion to postpone. Per the sign-in sheet, no one had signed up to speak on the agenda item.

Ms. Guerrero noted she did not receive any letters or phone calls in favor of or in opposition to the request. Due to the cancellation of the previous City Plan Commission meeting, Ms. Guerrero stated that she mailed out notification letters, again, to property owners within 300 feet of the proposed property. She explained that those same property owners will be notified, via mail, when the application will be presented to the City Council.

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Landeros, and **UNANIMOUSLY CARRIED TO APPROVE PZCR12-00005.**

Motion passed.

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16. **SUSU12-00076:** Haciendas Del Norte Replat C – Being Lot 7, Block 14,
Haciendas Del Norte, El Paso County, Texas
Location: West of Krag Street and north of Montana Avenue
Property Owner: Gloria Rembao & Robert Winstead
Representative: Rey Engineering
District: ETJ
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Mr. Enrique Rey, Rey Engineering, concurred with staff's comments.

Chairman Nance asked if there was anyone in the audience who wished to speak in favor or against this request. There was none.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00076.**

Motion passed.

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Commissioner Borden left the meeting at 3:00 p.m.

PUBLIC HEARING Resubdivision Final:

17. **SUSU12-00074:** Paseo Del Norte Blvd. Unit Two – Being a portion of Tracts 1,
1B1 and 1B4, Nellie D. Mundy Survey 242 and a portion of
Northern Pass Pond 3, City of El Paso, El Paso County, Texas
Location: East of Resler Drive and South of Northern Pass Drive
Property Owner: Cimarron Hunt Communities, LLC & City of El Paso

Representative: Kimley-Horn and Associates, Inc.
District: 1
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Commissioner Brandrup felt the four foot parkway was too narrow. She wondered if the applicant could shift the landscape median inward to allow more of a parkway situation.

Mr. Bass responded the four foot parkway was approved as part of the Preliminary Plat in 2010. He added the Subdivision Improvement Plans and Preliminary Plat have already been submitted.

Ms. Cuellar explained should Commissioners request any changes, the applicant would have to resubmit a Preliminary Plat.

Mr. Jose Lares, Hunt Communities, concurred with staff's comments.

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and **UNANIMOUSLY CARRIED TO APPROVE SUSU12-00074 WITH MODIFICATIONS.**

Motion passed.

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PUBLIC HEARING Street Vacation:

18. **SURW12-00013:** Virginia Street Vacation – Being a portion of Virginia Street to be vacated between Rim Road (Vacated) and Schuster Boulevard, City of El Paso, El Paso County, Texas
Location: North of Schuster and Virginia
Property Owner: City of El Paso
Representative: City of El Paso
District: 1
Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Chairman Nance asked what the consideration is and if there was a current legal document defining what the consideration is. He stated that, as long as the consideration is defined; the ambiguity of a future consideration could be zero. Chairman Nance requested the considerations be stated in writing.

Ms. Lisa Tobias-Ramirez, Parks & Recreation Department, explained City Staff has been working with EPISD on several real estate transactions, including this request. Upon conclusion of the numerous real estate transactions, City and EPISD Staff will meet to determine which party owes the other monies. She noted that, as part of this consideration, the City will receive property from EPISD located in the Northeast; Jesus Park. City Council authorized Staff to move forward with these transactions.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Landeros, and **UNANIMOUSLY CARRIED TO APPROVE SURW12-00013.**

Motion passed.

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Other Business

19. Discussion and action on the City Plan Commission minutes for:
July 12, 2012

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and
CARRIED TO APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 12, 2012.

AYES: Commissioner De La Cruz, Nance, Wright, Brandrup, Schauer

ABSTAIN: Commissioners Amoriello and Landeros

NOT PRESENT FOR THE VOTE: Commissioner Borden

ABSENT: Commissioner Carreto

Motion passed.
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20. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions) and Chapter 20.18 (Sign Regulations), Article IV (On-Premise Sign Regulations) of the El Paso City Code to add a definition for superregional shopping centers and to establish standards for superregional shopping center changeable electronic variable message signs.
Staff Contact: Alex Hoffman, (915) 541-4638, hoffmanap@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Borden, and
UNANIMOUSLY CARRIED TO DELETE ITEM 20.

Motion passed.
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21. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.14 (Off-Street Parking, Loading, and Storage Standards), Section 20.14.020 (Scope), and Appendix C (Parking Regulations) of the El Paso City Code to amend the title of Appendix C, to amend the applicability provisions; to amend transitional housing parking requirements and amend single-family detached dwelling parking requirements.
Staff Contact: Linda Castle, (915) 541-4029, castlelj@elpasotexas.gov

Ms. Linda Castle gave a presentation and explained the proposed amendments to Chapter 20.14 (Off-Street Parking, Loading, and Storage Standards); additionally, clerical corrections, errors and/or revisions within Appendix C (Parking Regulations) of the El Paso City Code to amend the title of Appendix C, to amend the applicability provisions; to amend transitional housing parking requirements and amend single-family detached dwelling parking requirements.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Landeros and
UNANIMOUSLY CARRIED TO APPROVE.

Motion passed.
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22. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions) and Chapter 20.18 (Sign Regulations), Section 20.18.020 (Applicability) and Section 20.183.050 (Definitions) of the El Paso City Code, to add a definition for wayfinding sign and to exclude wayfinding signs from the provisions of Chapter 20.18. Staff Contact: Linda Castle, (915) 541-4029, castlelj@elpasotexas.gov

Ms. Castle read the changes into the record:

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) AND CHAPTER 20.18 (SIGN REGULATIONS), SECTION 20.18.020 (APPLICABILITY) AND SECTION 20.183.050 (DEFINITIONS) OF THE EL PASO CITY CODE, TO ADD A DEFINITION FOR WAYFINDING SIGN AND TO EXCLUDE WAYFINDING SIGNS FROM THE PROVISIONS OF CHAPTER 20.18.**

Motion passed.

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23. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), of the El Paso City Code to amend the application process and standards for temporary uses.
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Mr. Rubio gave a presentation and explained the item was previously presented to Commissioners and City Council and approved by both entities.

Commissioner Brandrup requested Staff include SmartCode zoning and all the zoning typologies in the Ordinance language.

Mr. Mike Neligh, Building Permits & Inspections, Senior Plans Examiner, commented on the sight triangle, keeping the vehicles back and away from pedestrians, as a safety concern.

Commissioner Wright suggested revising the ordinance language to *state "10' setback but not within the sight triangle"*.

Ms. Cuellar explained Commissioners are suggesting revising the ordinance language for safety purposes.

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Wright and **UNANIMOUSLY CARRIED TO AMEND TITLE 20 TO 10 FEET UNLESS, IT COULD BE LESS, THERE IS A PROBLEM WITH THE SIGHT TRIANGLE, TO INCLUDE THE C-5 ZONING AND TO REVISE THE LANGUAGE TO READ "FRONT PROPERTY LINE.**

Motion passed.

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24. Discussion and action on an Ordinance Amending Title 19 (Subdivisions), Chapter 19.03 (Preliminary Plat), Section 19.03.04 (Criteria for Approval), and Chapter 19.05 (Development Plats, Section 19.05.010 (Purpose and Effect), and Chapter 19.50 (Definitions), Section 19.19.50.030 (Definitions) and Chapter 19.058 Construction Plans and Management), Section 19.08.010 (Subdivision Improvement Plans), and Chapter 19.10 (Dedication, Construction Requirements and City Participation), Section 19.10.050 (Roadway Participation Policies), and Chapter 19.20 (Parks and Open Space), Section 19.20.060 (Exclusions from Dedication Requirement) of the El Paso City Code to Amend the Criteria for Approval, to Add an Exception, to Add a Definition for Conservation Covenant, Stormwater Open Space and Utility Green Space, to Amend Phasing Plans for Subdivision Improvements, to Amend the

Roadway Participation Policies and to Add an Exclusion for Parkland Dedication. The penalty is as provided in Chapter 19.42 of the City of El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Ms. Forsyth gave a presentation and elaborated on the many proposed Amendments to Title 19. Ms. Forsyth clarified the section k language will be revised to state “... Prior to the issuance of any city permits, a plat reflecting the regulating *plan* must be approved and recorded.”

Chairman Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Brandrup and **UNANIMOUSLY CARRIED TO APPROVE AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.03 (PRELIMINARY PLAT), SECTION 19.03.04 (CRITERIA FOR APPROVAL), AND CHAPTER 19.05 (DEVELOPMENT PLATS, SECTION 19.05.010 (PURPOSE AND EFFECT), AND CHAPTER 19.50 (DEFINITIONS), SECTION 19.19.50.030 (DEFINITIONS) AND CHAPTER 19.058 CONSTRUCTION PLANS AND MANAGEMENT), SECTION 19.08.010 (SUBDIVISION IMPROVEMENT PLANS), AND CHAPTER 19.10 (DEDICATION, CONSTRUCTION REQUIREMENTS AND CITY PARTICIPATION), SECTION 19.10.050 (ROADWAY PARTICIPATION POLICIES), AND CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.060 (EXCLUSIONS FROM DEDICATION REQUIREMENT) OF THE EL PASO CITY CODE TO AMEND THE CRITERIA FOR APPROVAL, TO ADD AN EXCEPTION, TO ADD A DEFINITION FOR CONSERVATION COVENANT, STORMWATER OPEN SPACE AND UTILITY GREEN SPACE, TO AMEND PHASING PLANS FOR SUBDIVISION IMPROVEMENTS, TO AMEND THE ROADWAY PARTICIPATION POLICIES AND TO ADD AN EXCLUSION FOR PARKLAND DEDICATION. THE PENALTY IS AS PROVIDED IN CHAPTER 19.42 OF THE CITY OF EL PASO CITY CODE.**

Motion passed.

25. Planning Report:
- a. Update on zoning cases that were recommended for denial by CPC but approved by City Council.
Staff Contact: Alex Hoffman, (915) 541-4638, hoffmanap@elpasotexas.gov

Mr. Art Rubio gave a presentation.

No action was taken.

- b. Update on Northwest Masterplan
Staff Contact: Carlos Gallinar, (915) 541-4662, gallinarr@elpasotexas.gov

Mr. Gallinar gave a presentation and responded to questions and/or comments from Commissioners.

26. Legal Report:
N/A

ADJOURNMENT:

Motion made by Commissioner Landers, seconded by Commissioner Wright, and
UNANIMOUSLY CARRIED TO ADJOURN THIS MEETING AT 4:26 P.M.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission